



CITY OF NEWPORT BEACH GENERAL PLAN/LCP IMPLEMENTATION COMMITTEE

ACTION MINUTES

Action Minutes of the General Plan/LCP Implementation Committee held at the City Council Chambers, City of Newport Beach, on **Wednesday, March 18, 2009**

Members Present:

X	Ed Selich, Mayor, Chairman
X	Leslie Daigle, Council Member
X	Don Webb, Council Member
X	Barry Eaton, Planning Commissioner
X	Robert Hawkins, Planning Commissioner
X	Michael Toerge, Planning Commissioner

Advisory Group Members Present:

X	Mark Cross
	Larry Frapwell
	William Guidero
	Ian Harrison
X	Brion Jeannette
	Don Krotee
X	Todd Schooler
	Kevin Weeda
	Dennis Wood

Staff Representatives:

X	Sharon Wood, Assistant City Manager
X	David Lepo, Planning Director
	Aaron Harp, City Attorney
X	James Campbell, Senior Planner
X	Gregg Ramirez, Senior Planner
X	Makana Nova, Assistant Planner
X	Fern Nueno, Assistant Planner
	Melinda Whelan, Assistant Planner

E = Excused Absence

Committee Actions

1. Agenda Item No. 1 – Approval of minutes as corrected of February 18, 2008.

Action: Committee approved draft minutes.

Vote: Consensus

2. Agenda Item No. 2. – Draft Zoning Code Review

2A. Project Schedule

Action: The Committee directed staff to revise the project schedule to include additional Committee meeting dates to allow the Committee the opportunity to review and comment on the next version of draft code.

Vote: Consensus

2B. Bluff Development Regulations

Action: The Committee reviewed the proposed regulations regarding Development on Bluffs and Canyons. The Committee was shown a photographic presentation showing the proposed Development Areas for the various geographic areas identified that contain bluffs. Development areas for the coastal canyons (Buck Gully and Morning Canyon) were not discussed. The presentation included an overview of General Plan and Coastal Land Use Plan policies. Staff gave a detailed presentation of the methodologies used to identify the proposed Development Areas identified in the proposed regulations applicable to bluffs. The presentation included a detailed explanation of why the geographic areas were delineated, how the proposed development areas were determined and visual depiction of development areas on air photos and oblique photos.

The Committee and Advisory Members discussed and directed staff to:

- clearly define *development area* in the Zoning regulations
- Review HOA regulations for Dover Shores
- Avocado Area - examine the proposed development area further
- Breakers/Ocean
 - Consider a building height restriction at the 52' contour
 - 2495 Ocean Blvd. - add a provision restricting expansion below its current extent

- Break the 3200 through 3400 block into two sections
- On addresses 3207-3309, allow accessory structures at the base of the bluff along Breakers and consider expanding the accessory structures throughout the middle section of the bluff.
- Use the proposed standard for 3817 through 3431 Ocean Blvd.
- Shorecliffs & Cameo Shores - Examine HOA standards for development (avoid conflicts or possibly incorporate their standards)
- Cliff Drive and Kings Road – Remove from this section and regulate development with setbacks and possibly regulate alteration with a different method
- Kings Place – Re-evaluate line to allow an equitable development area (horizontally) for all properties
- Commercial properties below the bluffs in Mariners' Mile should be permitted to alter the toe of the slope given the limited depth and size of the lots, the need to widen Coast Highway in the future

The public provided the following comments:

- Begonia Avenue and Park should be designated an "Official Lookout Point"
- The bluff regulations should not apply to the commercial properties on the north side of Coast Highway and Below Cliff Drive along Mariners Mile
- The development area line for Shorecliff should be adjusted so it does not make properties non-conforming

Vote: Consensus

3. Agenda Item No. 3 – Items for future agenda

Action: Set a Committee meeting for May 25th and continue discussion on Agenda Item 2B, Bluff Development Regulations

Vote: Consensus

4. Agenda Item No. 5 - Public Comments on non-agenda items

None

Meeting Adjourned 6:00 p.m.